



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

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CHELSEA, MASS.

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JUL 6 9 AM 2006
Ned Keefe, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Anthony Quiles Associate

AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular meeting of the Chelsea Zoning Board of Appeals will be held:

Tuesday, July 11, 2006 at 6:00 p.m.
City Hall, Room 102, Conference Room

- I. Call of Roll of Members**
- II. Public Meeting / Hearing Petitions**

Special Permit and Variance (Cont'd)

- 2004 - 11© 100 Revere Beach Parkway / Parkway Plaza Venture II, LLC / c/o Eastern Development**
For an Amendment to the Planned Development Special Permit 2004 - 11 to allow for Phase III project to include the development of an approximately 7 acres with 4 one-story commercial buildings consisting of the following: i) restaurant building of 5,918 sq. ft. with 219 seats and 126 parking spaces, ii) restaurant building of 4,125 sq. ft. with 85 seats and drive thru sharing 83 parking spaces with iii) restaurant building of 3,075 sq. ft. with 86 seats and drive thru and iv) pharmacy building of 15,900 sq. ft. pharmacy (including mezzanine) and 71 parking spaces

Special Permit and Variance (NEW)

- 2006 - 17 21 - 27 Gerrish Avenue / Chelsea Neighborhood Housing**
For Plan Approval in accordance with the provisions of the Chelsea Zoning Ordinance, Section 8.5, Gerrish Avenue Smart Growth Zoning District and G.L. Chapter 40(R) to construct in the Smart Growth Overlay District Sub District 1, two separate residential structures containing a total of 18 (eighteen) affordable rental units consisting of fifteen 2-bedroom units, two 3-bedroom units and one 4-bedroom unit with twelve (12) off-street parking spaces
- 2006 - 18 100 Library Street / 113 Library Street / 121 Library Street / Chelsea Highland LLC**
For Plan Approval in accordance with the provisions of the Chelsea Zoning Ordinance, Section 8.5, Gerrish Avenue Smart Growth Zoning District and G.L. Chapter 40(R) to construct one hundred two (102) residential dwelling units and one hundred eighteen (118) off-street parking spaces in the Smart Growth Overlay District Sub District 2.

- III. Other Business**
- IV. Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday